

MEMORANDUM

17

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

DATE: April 29, 1971

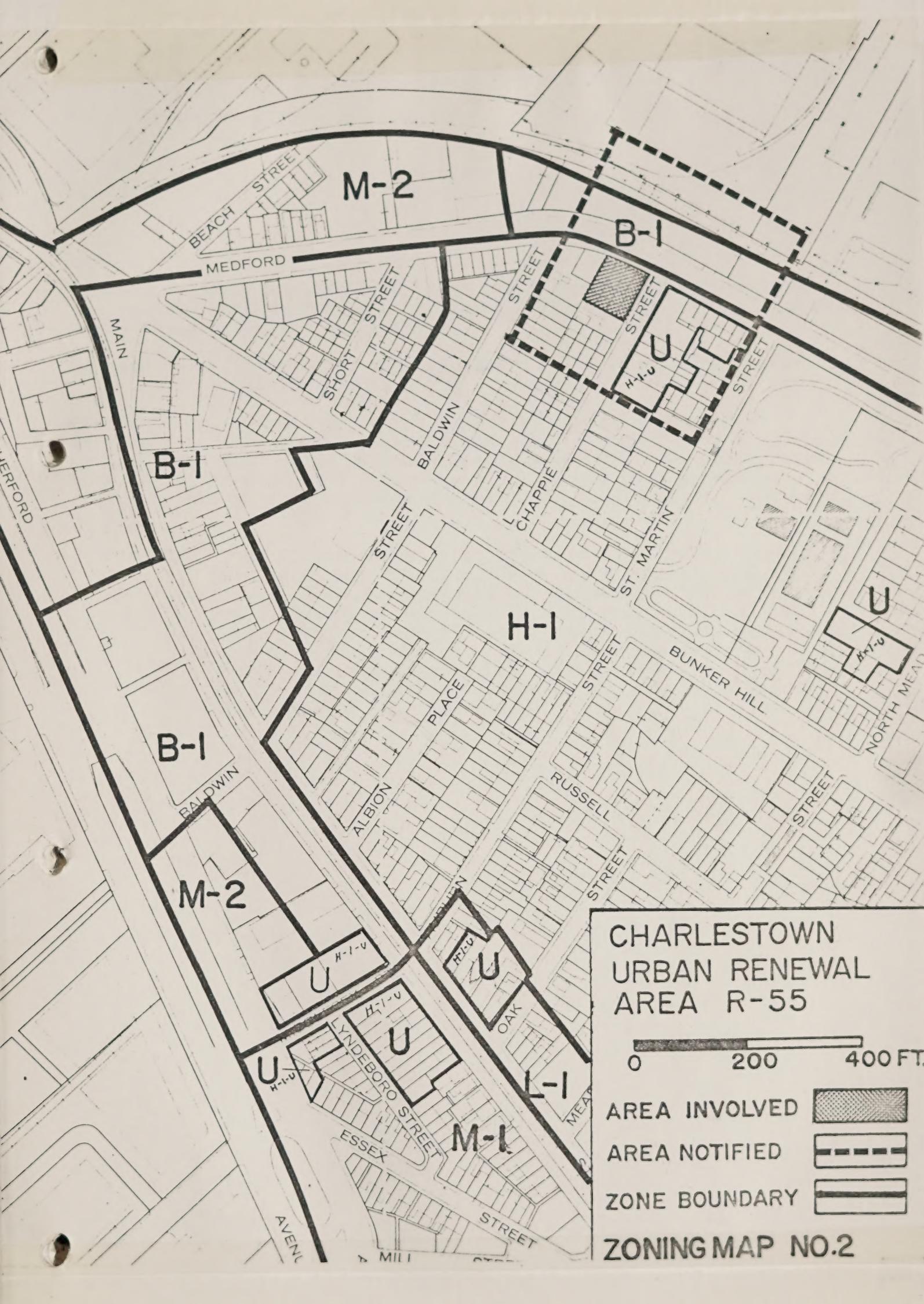
SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR AN URBAN RENEWAL AREA SUBDISTRICT DESIGNATION FOR PARCEL R-6, CHARLESTOWN URBAN RENEWAL PLAN (Mass. R-55)

Pursuant to the Charlestown Urban Renewal Plan, Disposition Parcel R-6, located at the southwest corner of Medford and Chappie Streets, is to be developed as four units of housing for the elderly. The Zoning Code requires a minimum lot size of 8,000 square feet for a four-unit apartment in an H-1 district; Parcel R-6 contains only 7,281 square feet.

To relieve the developer of the necessity of seeking a variance for minor dimensional infractions, and in view of the design review process to which all disposition parcels are subject, it is requested that the Director be authorized to petition the Zoning Commission of the City of Boston to change Parcel R-6 from an H-1 to an H-1-U (Urban Renewal Area) subdistrict.

VOTED: That the Acting Chief of Redevelopment Planning and Zoning is hereby authorized to petition the Zoning Commission to amend the Zoning Districts of the City of Boston, to change Disposition Parcel R-6 of the Charlestown Urban Renewal Plan from an H-1 district to an H-1-U (Urban Renewal Area) subdistrict. Said parcel contains approximately 7,281 square feet and is located at the southwest corner of Medford and Chappie Streets.

mtc



Board of Appeal Referrals 4/29/71

Petition No. Z-2134  
Bargon Realty Trust  
Vito J. Barbuto, Trustee  
693-697 Centre Street, Jamaica Plain

Petitioner seeks a conditional use permit for the outdoor sale of twelve used cars in a general business (B-1) district. The proposal would violate the code as follows:

Section 8-7. The outdoor sale of used cars is conditional in a B-1 district.

The property, located on Centre Street at the intersection of Burroughs Street, contains 2107 square feet of land. The site would be inappropriate for an open air facility and would be incompatible with abutting retail and office uses. It would have an adverse affect on the general business character of the district. Recommend denial.

VOTED: That in connection with Petition No. Z-2134, brought by Bargon Realty Trust, 693-697 Centre Street, Jamaica Plain, for a conditional use permit for the outdoor sale of twelve used cars in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The proposed open air facility would be incompatible with abutting retail and office uses, and would have an adverse affect on the general business character of the district.



Petition No. Z-2135  
Harry Indursky & Ida E. Baker  
273-275 Cambridge Street, Brighton

Petitioner seeks four variances to erect a four story and basement 38 unit apartment dwelling in a local business (L-1) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	730 sf/du
Section 16-1.	Height of building is excessive.	3 stories 35 feet	4 stories 45 feet
Section 17-1.	Open space is insufficient.	800 sf/du	400 sf/du
Section 23-1.	Off street parking is insufficient.	34 spaces	29 spaces

The property, located on Cambridge Street at the intersection of Lincoln Street, contains 32,589 square feet of vacant land. There is no objection to the use, however the staff recommends the following provisos: that the off street parking be located to the west of the proposed building at a one to one ratio; that plans relative to site layout, building location and open space be submitted to the Authority for Design Review approval. Recommend Approval with Provisos.

VOTED: That in connection with Petition No. Z-2135, brought by Harry Indursky and Ida E. Baker, 273-275 Cambridge Street, Brighton, for four variances to erect a four story and basement 38 unit apartment dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the off street parking be located to the west of the proposed building at a one to one ratio; that plans relative to site layout, building location and open space be submitted to the Authority for Design Review approval.

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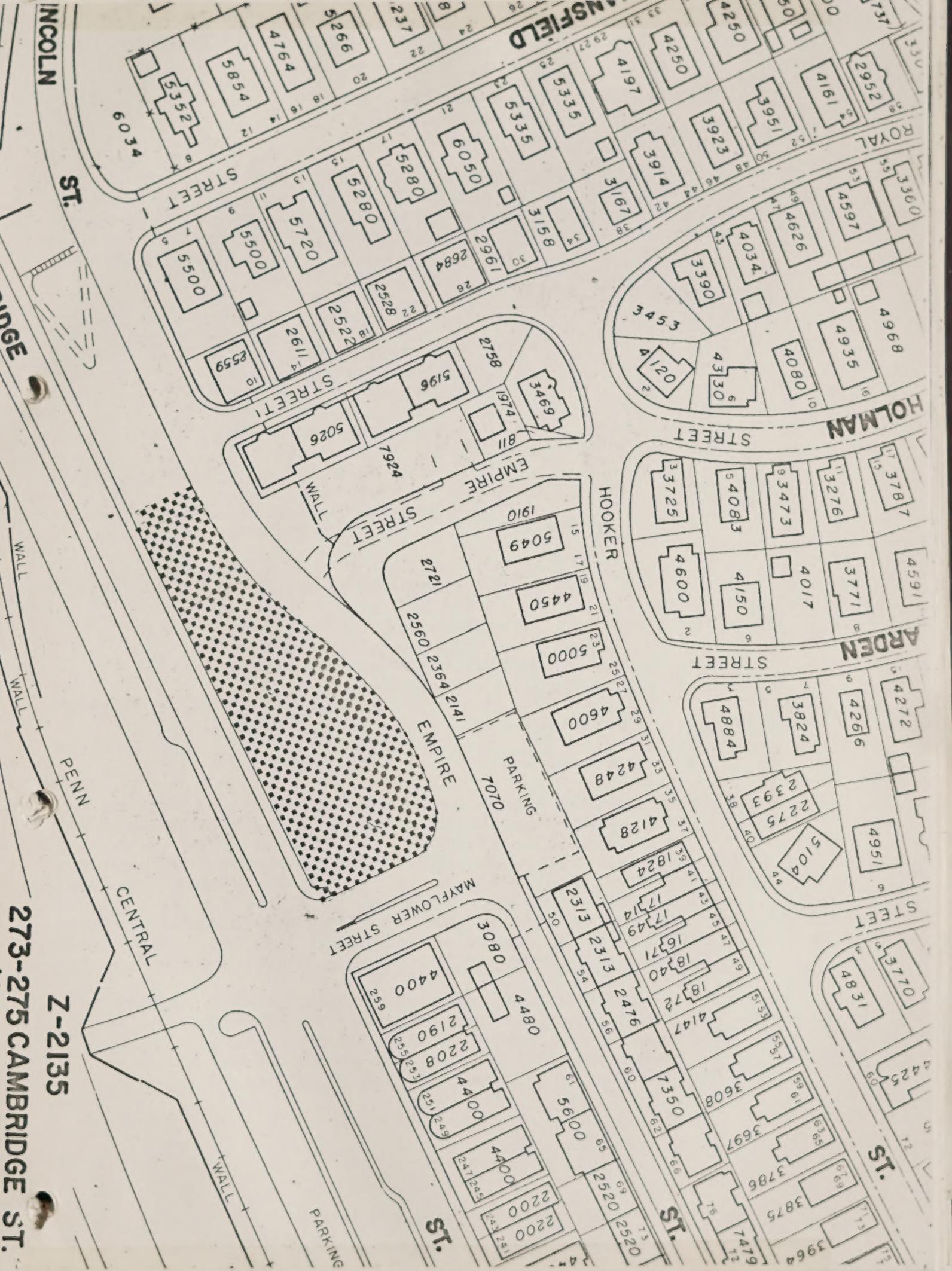
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Z-2135

273-275 CAMBRIDGE ST



Petitions Nos. Z-2136-2137  
 Kimberson Realty Trust  
 526 & 528 Columbus Avenue, Boston

Petitioner seeks two forbidden use permits and four variances to legalize an occupancy for six families at No. 526 and for a change of occupancy from a lodging house to eight apartments at No. 528 in a local business (L-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
<u>526 Columbus Avenue</u>		
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space and off street parking is forbidden in an L-2 district.		
Section 17-1. Open space is insufficient.	150 sf/du	139 sf/du
Section 23-1. Off street parking not provided.	4 spaces	0

<u>528 Columbus Avenue</u>		
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space and off street parking is forbidden in an L-2 district.		
Section 17-1. Open space is insufficient.	150 sf/du	134 sf/du
Section 23-1. Off street parking not provided.	4 spaces	0

The properties, located on Columbus Avenue between Worcester Street and Concord Square in the South End Urban Renewal Area, contains two five story brick structures. There is no objection to the existing six apartment occupancy at no. 526. However, the proposed eight apartment density at no. 528 is excessive and inconsistent with the residential objectives of the South End Urban Renewal Plan. The staff recommends a reduction to six apartments and that the rehabilitation plans for both buildings be submitted to the Authority for Design Review approval. Recommend approval with provisos.

VOTED: That in connection with Petitions Nos. Z-2136-2137, brought by Kimberson Realty Trust, 526 & 528 Columbus Avenue, Boston, in the South End Urban Renewal Area, for two forbidden use permits and four variances to legalize an occupancy for six families at no. 526 and for a

VOTE (Cont'd)

change of occupancy from a lodging house to eight apartments at no. 528 in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with provisos. The Authority has no objection to the existing six apartment occupancy at no. 526. However, the proposed eight apartment density at no. 528 is excessive and inconsistent with the residential objectives of the South End Urban Renewal Plan. The Authority recommends a reduction to six apartments and that the rehabilitation plans for both buildings be submitted to the Authority for Design Review approval.



Petition No. Z-2139  
Vincent P. Roberts, Jr.  
157 G. Street, South Boston

Petitioner seeks a variance to erect a one story addition and for a change of occupancy from a garage to a three family dwelling in an apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	150 sf/du	54 sf/du

The property, located on G. Street near the intersection of Columbia Road, contains a two story masonry garage and office structure. The proposed addition would be constructed on top of the existing structure. The proposal would improve the property and would be consistent with the residential nature of the neighborhood. Appropriate open space at Carson Beach is less than 400 feet from the site. Recommend Approval.

VOTED: That in connection with Petition No. Z-2139, brought by Vincent P. Roberts, Jr., 157 G. Street, South Boston, for a variance to erect a one story addition and for a change of occupancy from a garage to a three family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The proposed dwelling would improve the property and would be consistent with the residential nature of the neighborhood. Recreational open space is less than 400 feet from the site.



Petition No. Z-2140

Marjorie J. Langway & Marguerite I. Munster  
47 Ocean Street, Dorchester

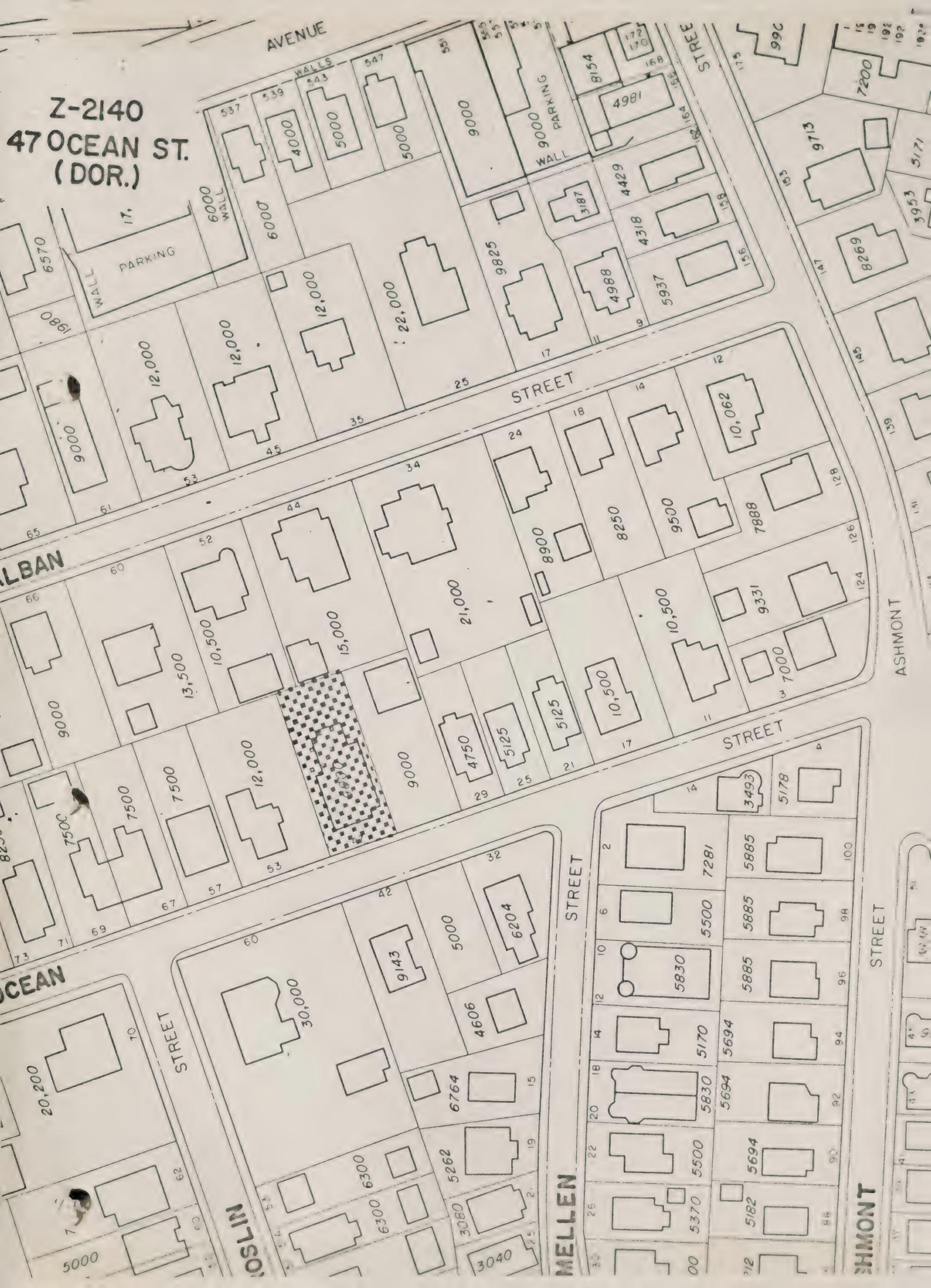
Petitioner seeks a change in a non-conforming use for a change of occupancy from a nursing home to a rest home in a residential (R-.5) district. The proposal would violate the code as follows:

Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Ocean Street near the intersection of Ashmont Street, contains a  $2\frac{1}{2}$  story frame structure. The nursing home has existed at this location for many years. The facility has accommodations for 18 beds. There would be no structural changes or other alterations. The proposed non-conforming change would be technical and would not have a significant affect on the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2140, brought by Marjorie J. Langway & Marguerite I. Munster, 47 Ocean Street, Dorchester, for a change in a non-conforming use for a change of occupancy from a nursing home to a rest home in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The nursing home has existed at this location for many years. The proposed non-conforming change would be technical and would not have a significant affect on the neighborhood.

Z-2140  
47 OCEAN ST.  
(DOR.)



*tabled*

Petition No. Z-2142  
 American Oil Company  
 240 Old Colony Avenue, South Boston

Petitioner seeks a conditional use permit and three variances to erect a gas service station facility in a local business (L-1) and a light manufacturing (M-1) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A gas service station is conditional in an L-1 district.		
Section 18-1.	Front yard is insufficient. (Old Colony Avenue)	10 feet	0
Section 18-4.	Front yard is insufficient. (Mitchell Street)	10 feet	0
Section 20-1.	Rear yard is insufficient.	20 feet	2 feet

The property, located on Old Colony Avenue at the intersection of Dorchester Street, contains a one story gas service station. The petitioner proposes to demolish the existing service station structure and two 3 story frame structures, incorporate the three separate lots and construct a modern service station which would include a Mass. Inspection Bay. The staff recommends the following provisos: that a continuous six foot high screen fence or brick wall be constructed along the rear lot line abutting residential properties; that signs be directed away from residential properties; that sign design plans be submitted to the Authority for Design Review approval; that lighting be low level and directed away from residential properties; that no billboards be allowed. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2142, brought by American Oil Company, 240 Old Colony Avenue, South Boston, for a conditional use permit and three variances to erect a gas service station facility in a local business (L-1) and a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a continuous six foot high screen fence or brick wall be constructed along the rear lot line abutting residential properties; that signs be directed away from residential properties; that sign design plans be submitted to the Authority for Design Review approval; that lighting be low level and directed away from residential properties; that no billboards be allowed.

Z-2142

240 OLD COLONY AVE.  
(S.B.)

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ORCHESTER

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Petition No. Z-2143  
Hugh P. Kelly et al, Trustees of  
Humboldt Realty Trust  
35 Rockland Street, Roxbury

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from one to two families in an apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families and not meeting the re- quirements of lot area is forbidden in an H-1 district.	
Section 14-2.	Lot area for additional dwelling is insufficient. 1000sf/du	0

The property, located on Rockland Street near the intersection of Walnut Avenue in the Washington Park Urban Renewal Area, contains a two story frame structure. The proposed conversion would be consistent with the residential character of the neighborhood and the residential objectives of the Washington Park Urban Renewal Plan. The petitioner also proposes to rehabilitate the interior and exterior of the structure. Recommend Approval.

VOTED: That in connection with Petition No. Z-2143, brought by Hugh P. Kelly et al, Trustees, 35 Rockland Street, Roxbury, in the Washington Park Urban Renewal Area, for a forbidden use permit and a variance for a change of occupancy from one to two families in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposed conversion would be consistent with the residential character of the neighborhood and the residential objectives of the Washington Park Urban Renewal Plan. The petitioner also proposes to rehabilitate the interior and exterior of the structure.



Board of Appeal Referrals 4/29/71

Petition No. Z-2144  
Stella Michaels  
7 Radford Place, Hyde Park

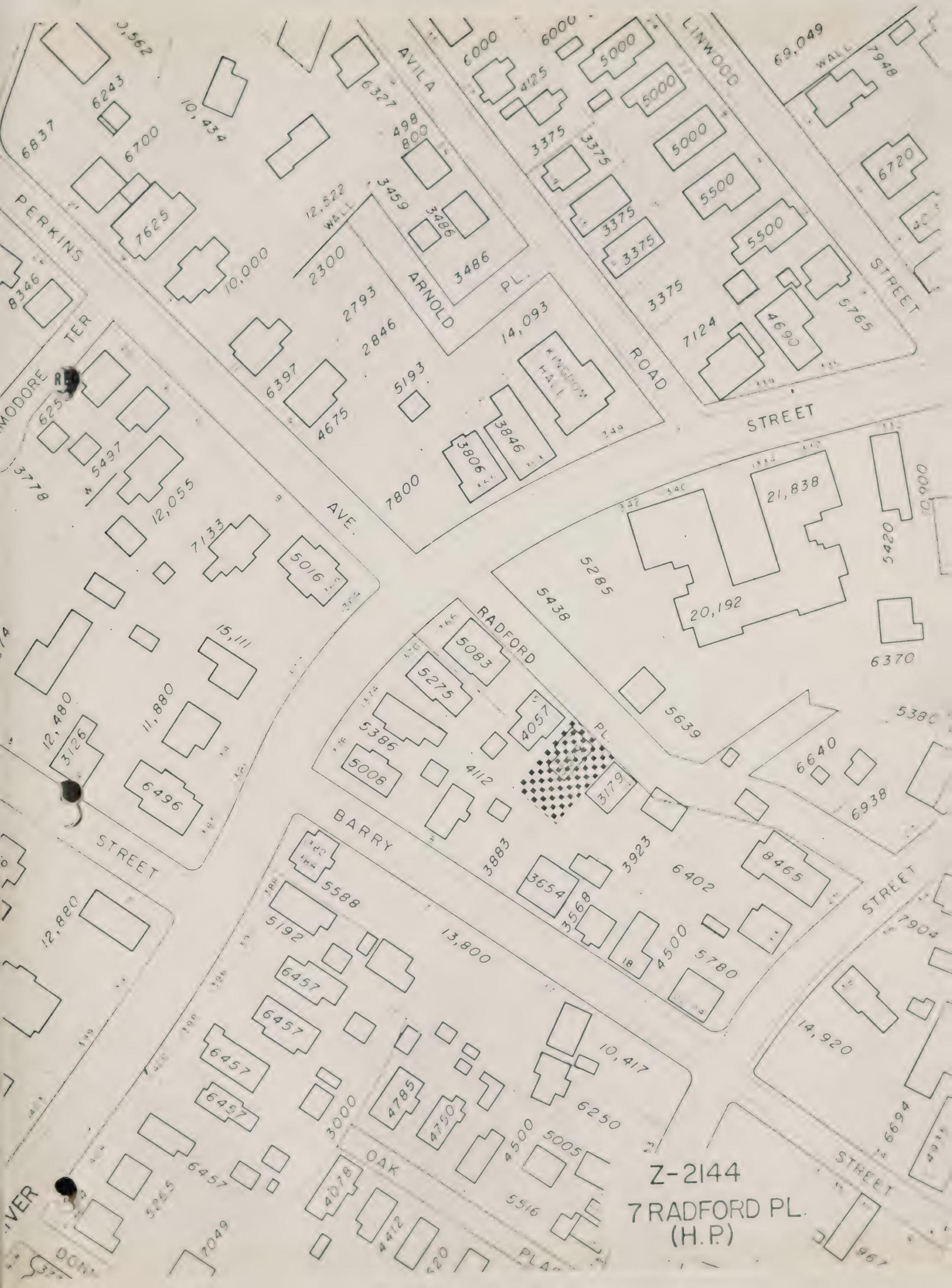
Petitioner seeks a variance to erect a two story addition to a single family dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
RE Section 19-1. Side yard is insufficient.	10 feet	3 feet

The property, located on Radford Place near the intersection of River Street, contains a two story frame structure. The proposed two story addition to the rear would be utilized for a den on the first floor and for two bedrooms on the second floor. The sideyard violation is existing and would not be increased. The proposal would not adversely affect adjacent residential properties.

Recommend Approval.

VOTED: That in connection with Petition No. Z-2144, brought by Stella Michaels, 7 Radford Place, Hyde Park, for a variance to erect a two story addition to a one family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The side yard violation is existing and would not be increased. The proposed addition to the rear of the building would not have an adverse affect on adjacent residential properties.



Petitions Nos. Z-2146-2147  
Federal Sheet Metal & Roofing Co.  
36 & 40 Chestnut Avenue, Jamaica Plain

Petitioner seeks four forbidden use permits and two variances to legalize an existing occupancy for offices and storage in a residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
	<u>36 Chestnut Avenue</u>		
RE	Section 8-7. A contractor's office is forbidden in an R-.8 district.		
Section 8-7.	A warehouse is forbidden in an R-.8 district.		
Section 23-4.	Off street parking is insufficient.	6 spaces	0
	<u>40 Chestnut Avenue</u>		
RE	Section 8-7. A contractor's office is forbidden in an R-.8 district.		
Section 8-7.	A warehouse is forbidden in an R-.8 district.		
Section 23-4.	Off street parking is insufficient.	8 spaces	0

The property, located on Chestnut Avenue near the intersection of Hoffman Street, contains two  $2\frac{1}{2}$  story frame structures. The structures are already occupied for the storage of roofing materials and offices. Materials are also stored outside at the sides of the structures. The neighborhood, which is located in the Code Enforcement Area, is primarily residential three family. The objective of the Code Enforcement Program is to preserve existing residential neighborhoods. The storage facility contradicts this objective, generates undesirable commercial traffic and has an injurious affect on the surrounding residential properties. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-2146-2147, brought by Federal Sheet Metal & Roofing Co., 36 & 40 Chestnut Avenue, Jamaica Plain, for four forbidden use permits and two variances to legalize an existing occupancy for offices and storage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The neighborhood, which is in the Code Enforcement Area, is primarily residential three family. The objective of the Code Enforcement Program is to preserve existing residential neighborhoods. The storage facility contradicts this objective, generates undesirable commercial traffic and has an injurious affect on the surrounding residential properties.



Z-2146-47

36-40 CHESTNUT AVE.  
( J.P.)

Petition No. Z-2149  
Holcab Associates  
125 Amory Street, Jamaica Plain

Petitioner seeks a conditional use permit for a change of occupancy from manufacturing of electrical equipment to 234 elderly housing units in a light manufacturing (M-2) district. The proposal would violate the code as follows:

Section 8-7. A multi-family dwelling is conditional in an M-2 district.

The property, located on Amory Street between Atherton Street and Amory Avenue in the Model Cities Area, contains the former Holtzer Cabot Electrical Equipment Manufacturing Plant complex. The vacant six story factory building, situated on approximately six acres of land, would be converted into 234 units of elderly housing under the "Turnkey" program of the Boston Housing Authority. Accessory facilities would include tenant lounges, community dining rooms, medical examination rooms and multi-purpose rooms. The site would be adequately landscaped and approximately 85 off street parking spaces would be provided. Recommend Approval.

VOTED: That in connection with Petition No. Z-2149, brought by Holcab Associates, 125 Amory Street, Jamaica Plain, in the Model Cities Area, for a conditional use permit for a change of occupancy from manufacturing of electrical equipment to 234 elderly housing units in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. A vacant structure would be restored to a beneficial occupancy. The proposal would help to relieve the existing shortage of elderly housing. Adequate landscaping, recreation areas and off street parking would be supplied.

Z-2149  
125 AMORY ST  
(J.P.)

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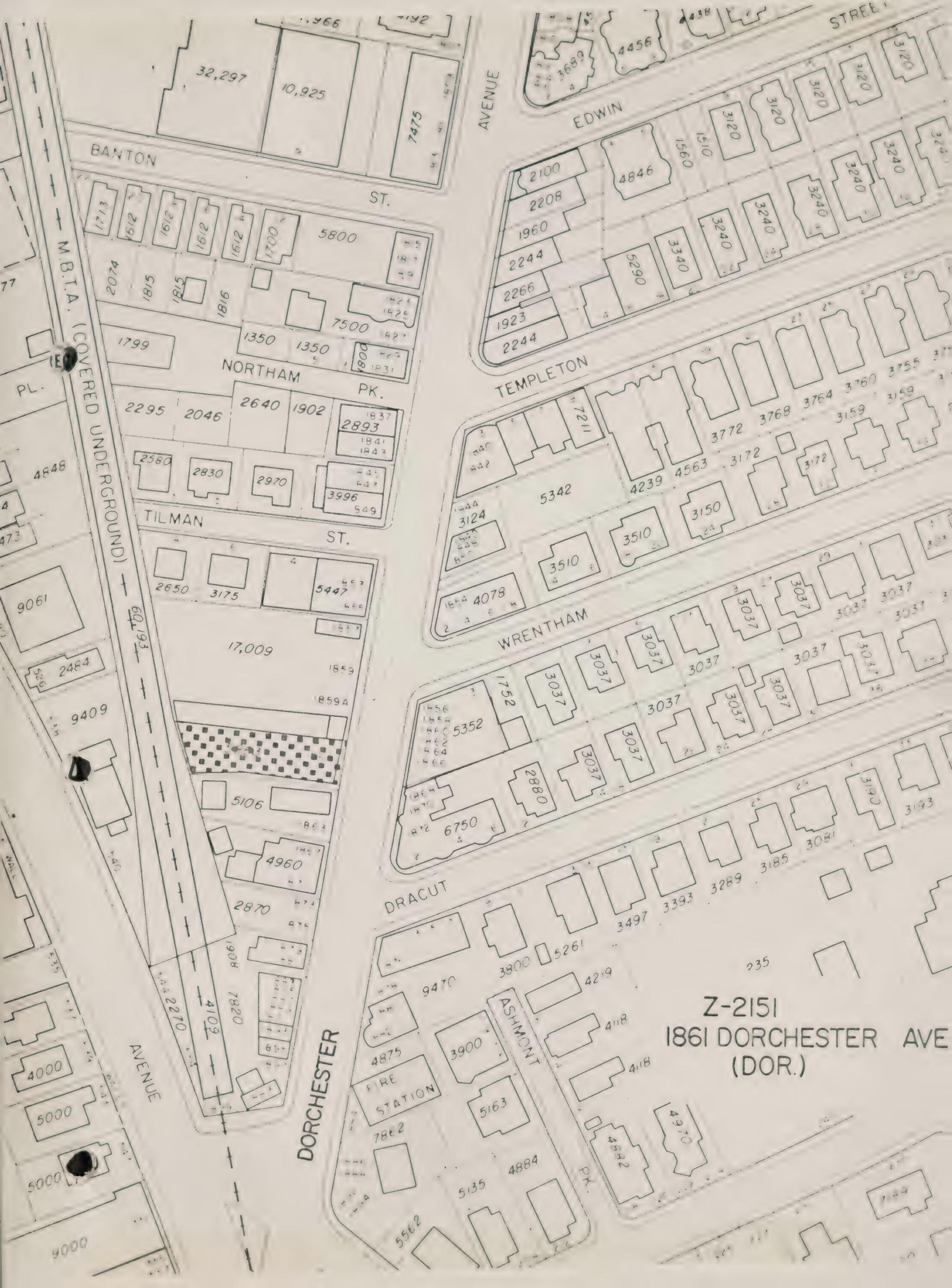
Petition No. Z-2151  
Homestead Baking Company  
1861 Dorchester Avenue, Dorchester

Petitioner seeks conditional use permit, a forbidden use permit and a variance for a change of occupancy from a wholesale bakery and garage to a business garage, office and warehouse in a local business (L-1) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A warehouse is forbidden in an L-1 district.		
Section 8-7.	A parking garage is conditional in an L-1 district.		
Section 23-5.	Off street parking not provided.	10	0

The property, located on Dorchester Avenue near the intersection of Tilman Street, contains a vacant two story brick structure. The proposed warehouse would be utilized for the storage of furniture and merchandise in connection with a moving company. The proposed non conforming facility would be inappropriate and inconsistent with the retail commercial uses in this local business-residential neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-2151, brought by Homestead Baking Company, 1861 Dorchester Avenue, Dorchester, for a conditional use permit, a forbidden use permit and a variance for a change of occupancy from a wholesale bakery and garage to a business garage, office and warehouse in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The proposed non conforming storage facility would be inappropriate and inconsistent with the retail commercial uses in this local business-residential area.



Petitions Nos. Z-2152-2153  
Willibald Jaksch  
15 & 15 (rear) Custer Street, Jamaica Plain

Petitioner seeks four variances to legalize an existing occupancy for five apartments and for a change of occupancy from a garage to two apartments in a residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
<u>15 Custer Street</u>			
Section 14-5.	Distance between buildings is insufficient.	80 feet	23 feet
<u>15 Custer Street (rear)</u>			
Section 14-5.	Distance between buildings is insufficient.	80 feet	23 feet
Section 19-1.	Side yard is not provided.	10 feet	3 feet
Section 20-1.	Rear yard is not provided.	40 feet	1 foot

The property, located on Custer Street near the intersection of South Street, contains a three story frame dwelling and a two story barn-garage. The three story structure, formerly a home for boys, is presently occupied for five apartments. This petition would legalize the occupancy. The garage would be remodeled and converted to a dwelling containing two 2 bedroom apartments. Adequate off street parking would be provided. The proposal would improve the property and would be compatible with the surrounding residential neighborhood. Recommend approval.

1 VOTED: That in connection with Petitions Nos. Z-2152-2153, brought by Willibald Jaksch, 15 & 15 (rear) Custer Street, Jamaica Plain, to legalize an existing occupancy for five apartments and for a change of occupancy from a garage to two apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Adequate off street parking would be provided. The proposal would improve the property and would be compatible with the surrounding residential neighborhood.



Petition No. Z-2155  
Allright Boston Packing Inc.  
575-577 Washington Street, Boston

Petitioner seeks a conditional use permit to operate an open air parking lot in a general business (B-10) district. The proposal would violate the code as follows:

Section 8-7. A parking lot is conditional in a B-10 district.

The property, located on Washington Street near the intersection of Avery Street in the Central Business District, contains a five story office and commercial structure. On March 2, 1971, a permit was issued by the Building Department to raze the structure; work is now in progress. The proposed parking facility would be an undesirable use in this retail area. Continuity of shopping frontage from major department stores down Washington Street and through Park Square to Back Bay is a major planning goal for the downtown area. The proposal does not meet conditions required for approval under Section 6-3 of the code. Recommend denial.

VOTED: That in connection with Petition No. Z-2155, brought by Allright Boston Parking, Inc., 575-577 Washington Street, in the Central Business District, for a conditional use permit to operate an open air parking lot in a general business (B-10) district, the Boston Redevelopment Authority recommends denial. The proposed parking facility would be an undesirable use in this retail area. Continuity of shopping frontage from major department stores down Washington Street and through Park Square to Back Bay is a major planning goal for the downtown area. The proposal does not meet the conditions required for approval under Section 6-3 of the code.

